

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Nizamabad Municipal Corporation – Certain variation in the Master Plan - Change of land use from Industrial use zone to Commercial use in Municipal Premises of H.No.3-10-76 and 3-10-77 situated at Shivaji Nagar, Nizamabad Municipal Corporation to an extent of 3612.50 Sq.Mtrs., - Draft Variation - Confirmed – Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No. 406**

**Dated the 24<sup>th</sup> day of June, 2009.**

Read the following:-

1. G.O.Ms.No.46 MA., dated 15.2.1974.
2. Government Memo. No.17662/M2/2008-1, Municipal Administration and Urban Development Department, dated 17.11.2008.
3. Government Memo. No.18900/M2/2008-1, Municipal Administration and Urban Development Department, dated 3.1.2009.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.10176/2008/H, dated 9.3.2009.
5. Government Memo. No.4145/H1/2009-1, Municipal Administration and Urban Development Department, dated 20.3.2009.
6. From the Commissioner of Printing, AP., Extraordinary Gazette No.161, Part-I, dated 24.3.2009.
7. From the applicant, representation dated 20.5.2009.
8. Government Memo. No.4145/H1/2009-2, Municipal Administration and Urban Development Department, dated 22.5.2009.
9. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.10176/2008/H, dated 9.3.2009.

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**ORDER:**

The draft variation to the Nizamabad General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.46 MA., dated 15.2.1974 was issued in Government Memo. No. 4145/H1/2009-1, Municipal Administration and Urban Development Department, dated 20.3.2009 and published in the Extraordinary issue of A.P. Gazette No. 161, Part-I, dated 24.3.2009. No objections and suggestions have been received from the public within the stipulated period. The applicants have paid an amount of Rs.1,13,330/- (Rupees one lakh thirteen thousand three hundred and thirty only) towards conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Hyderabad.

The Municipal Commissioner, Nizamabad Municipal Corporation, Nizamabad District.

Copy to:

The individual through the Municipal Commissioner, Nizamabad Municipal Corporation, Nizamabad District.

The Collector, Nizamabad District.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nizamabad Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 161, Part-I, dated 24.3.2009, as required by clause (b) of the said section.

**VARIATION**

The site in Municipal Premises of H.No.3-10-76 and 3-10-77 situated at Shivaji Nagar, Nizamabad Municipal Corporation to an extent of 3612.50 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Nizamabad Town sanctioned in G.O.Ms.No.46 MA., dated 15.2.1974, is designated for Commercial use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP. No.1/2009/H, which is available in Municipal Office, Nizamabad Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall handover the affected portion of land due to widening of 60 feet wide roads if any towards eastern side and western side through a registered gift deed to the Commissioner, Nizamabad Municipal Corporation before release of the building permission.
8. Any other conditions imposed by the competent authority as the case may be.

**SCHEDULE OF BOUNDARIES**

North	:	Premises of Shanker Bhavan School (Public and Semi Public use as per Master Plan)
East	:	60 feet wide existing road (40 feet wide road as per the Master Plan)
West	:	60 feet wide existing road (60 feet wide road as per the Master Plan)
South	:	Godown of Thakur Savdekar (Industrial use as per the Master Plan)

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER